

CALLED TO ORDER BY SUPERVISOR QUIGLEY at 7 PM

SALUTE TO THE FLAG

ROLL CALL BY CLERK

TOWN COUNCILMAN JOEL B. BRINK

TOWN COUNCILMAN ERIC KITCHEN- Excused

TOWN COUNCILMAN JOHN MORROW

TOWN COUNCILMAN ROCCO SECRETO

SUPERVISOR JAMES QUIGLEY 3rd

AGENDA ADDITIONS

Executive Session to discuss Tax Certiorari matter between Ulster Business Complex vs. Town of Ulster

PUBLIC COMMENT

N/A

COMMUNICATIONS

Three communications were read; all from the NYS Department of Transportation, as follows:

1. Route US 9W @ Hoffman Car Wash – acknowledging our request for a study into the traffic conditions, a formal investigation has been initiated and study will be conducted at that location. We will be advised upon the completion of the study.
2. Left Turn Yield on Green US Route 9W @ Adams – in response to our request for a Yield on Green, a formal investigation has been completed at this location. We have been advised that it is appropriate to allow newly constructed signalized intersections to operate as per the intended design. After a suitable amount of time the DOT will make a determination if additional control devices are necessary at this location.
3. Route US 9W @ Carle Terrace & Lake Rd. - – acknowledging our request for a study into the traffic conditions, a formal investigation has been initiated and study will be conducted at that location. We will be advised upon the completion of the study.

ABSTRACT OF CLAIMS

Councilman Secreto motioned to approve the June 2015 abstracts as presented as submitted, 2nd by Councilman Morrow.

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

BUDGET MODIFICATIONS

2015

General Fund:

Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Fund Bal.-Softball League) lime-Orlando St. Ballfield	153.00
Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Fund Bal.-Softball League) electric-Orlando St. Ballfield	356.84
Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Fund Bal.-Softball League) adult reg.fee with USAAA Dist. Director - 10 teams	250.00
Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Fund Bal.-Softball League) roof materials for shed-Orlando St Ballfield - Herzog Supply	109.63
Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Fund Bal.-Softball League) straw,landscape mix-Orlando St. Ballfield-Augustine Landscaping	445.00
Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Fund Bal.-Softball League) 14 yds.infield mix-Cutrone Sand & Stone-Orlando St. Ballfield	1,120.00

Highway Fund:

Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5110.420 (Gas & Oil) April Gas Reimb. (Oper.Funds)	6,309.77
Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5142.420 (Gas & Oil) Mar. Gas Reimb. (E.Kng.Vol.Fire Co.)	319.07
Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5110.420 (Gas & Oil) Apr. Gas Reimb. (E.Kng.Vol.Fire Co.)	366.02
Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5142.420 (Gas & Oil) Mar. Gas Reimb. (Town of Kingston Hwy.Dept.)	665.38
Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5110.420 (Gas & Oil) Apr. Gas Reimb. (Town of Kingston Hwy.Dept.)	438.81

Highway Fund:

Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5110.420 (Gas & Oil) April Gas Reimb. (Ulster Fire Dist. #1)	75.52
Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5110.420 (Gas & Oil) April Gas Reimb. (Ulster Hose #5)	145.97
Modify Revenue D1289 (Oth.Dept.Income) and Appropriation D5110.420 (Gas & Oil) April Gas Reimb. (Ruby Fire Dept.)	142.33

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

Ulster Water:	Modify Appropriation SW1.8320.400 (Engineering Services) to be funded through SW1.5990 (Approp.Fund Bal.) professional services and prep.of bid documents for construction of a new South Water Tank	84,500.00
	Modify Appropriation SW1.1930.400 (Judgment & Claims) to be funded through SW1.5990 (Approp.Fund Bal.) payment for Stipulation settlement to Rondout Properties for Chambers Senior Housing - 1/31/13-1/31/15	13,316.00
	Modify Appropriation SW1.8340.200 (Truck) to be funded through SW1.5990 (Approp.Fund Bal.) purchase of 2015 F-350 super cab truck from Van Bortel Ford	21,040.00
Ulster Sewer:	Modify Appropriation SS2.1930.400 (Judgment & Claims) to be funded through SS2.5990 (Approp.Fund Bal.) payment for Stipulation settlement to Rondout Properties for Chambers Senior Housing - 1/31/13-1/31/15	19,954.00
Special Dists. Ul. Hose #5	Modify Appropriation SF4-1930.400 (Judgment&Claims) to be funded through SF4-5990 (Approp.Fund Bal.) record payment to Rondout Properties Chambers Senior Housing Stipulation Settlement - 1/31/13-1/31/15	20,670.93
Special Dists. Ul.Hose #5 Bond	Modify Appropriation SF5-1930.401 (Judgment&Claims) to be funded through SF5-5990 (Approp.Fund Bal.) record payment to Rondout Properties for Chambers Senior Housing Stipulation Settlement - 1/31/13-1/31/15	1,538.62
Whittier Sewer	Modify Appropriation SS1.9950.900 (Transfer,Cap.Proj.) to be funded through SS1.5990 (Approp.Fund Bal.) payment to Brinnier & Larios for engin.servs. For replacement of primary clarifier at Whittier plant	27,927.50
Whittier Sewer Cap. Proj. Fund	Modify Revenue HWS.5031 (Interfund Transfer) and Appropriation HWS.8110.400 (Engineering) transfer from Whittier Sewer-payment to Brinnier & Larios for engin.services for replacement of primary clarifier at Whittier plant	27,927.50

GENERAL FUND:	Transfer From	Transfer To	
	A.7140.401 Rec. Equip.Rsrv.	A.7140.400 Program Supplies	10,000.00
	A.1990.400 Contingency	A.1440.400 Engineering Servs.	5,238.00
	A.1990.400 Contingency	A.4020.400 Registrar of Vital Statistics	705.00
	A.1110.400 Court Stenographers	A.1110.402 Office Equip. & Computer	200.00
	A.1355.404 GIS	A.1355.403 Office Supplies	300.00
ULSTER WATER:	Transfer From	Transfer To	
	SW1.8310.200 Computer Equip.	SW1.8310.403 Office Supplies	400.00
SPRING LAKE WATER:	Transfer From	Transfer To	
	SW3.9040.800 Workers Comp.	SW3.9030.800 Soc.Sec.	0.02
GLENERIE WATER:	Transfer From	Transfer To	
	SW6.9040.800 Workers Comp.	SW6.9030.800 Soc.Sec.	0.10
ULSTER SEWER:	Transfer From	Transfer To	
	SS2.8130.454 Maint.	SS2.8130.423 Sewer Mains-Rep.	3,000.00

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

December 2014

GENERAL FUND:	Transfer From	Transfer To	
	A.9010.800 Retirement	A3120.100 Police Wages	17,670.00
	A.9060.800 Hosp.&Dental	A3120.100 Police Wages	99,000.00
	A.6140.400 Home Relief	A3120.100 Police Wages	42,000.00

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

LIFE SAVING AWARD

Officer Trapanese was presented with the “Pride of the Town” Award for his Life Saving actions on April 18th, 2015. Officer Trapanese’s quick response and knowledge resulted in the saving of the life of a 68 year old male. Officer Trapanese’s actions were an act of heroism and as such this special recognition is bestowed upon him by the Ulster Town Board and its residents.

By resolution by the Town Board of the Town of Ulster

MOTION: Councilman Secreto

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

Supervisor Quigley - Aye

CARRIED

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

Councilman Brink motioned to accept the minutes of the May 7th and May 21st, 2015 meetings, 2nd by Councilman Morrow.

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

RETIREMENT AWARD

Christine Godbey as Water/Sewer Department Secretary was presented with an award for her 10 years of dedicated service to the Town. Presentation was made by Supervisor Quigley, who also thanked her for the many parties she has planned over the years.

NEW BUSINESS

Presentation and Acceptance of 2015 GASB45 Post Retirement Welfare Benefit Actuarial Valuation.

MOTION: Councilman Secreto

SECOND: Councilman Morrow

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Presentation to the Town Board, and Acceptance of the 2015 Town of Ulster SEC Filing.

MOTION: Councilman Brink

SECOND: Councilman Morrow

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

Town Councilman Secreto - Aye
Supervisor Quigley - Aye

CARRIED

Presentation and Acceptance of the Town Clerk's Monthly Report for May 2015.

MOTION: Councilman Brink

SECOND: Councilman Secreto

Town Councilman Brink - Aye
Town Councilman Kitchen - *Excused*
Town Councilman Morrow - Aye
Town Councilman Secreto - Aye
Supervisor Quigley - Aye

CARRIED

Presentation and Acceptance of the Supervisor's Monthly Report for May 2015.

MOTION: Councilman Secreto

SECOND: Councilman Brink

Town Councilman Brink - Aye
Town Councilman Kitchen - *Excused*
Town Councilman Morrow - Aye
Town Councilman Secreto - Aye
Supervisor Quigley - Aye

CARRIED

Presentation of Revised Investment Policy adding Bank of Greene County to list of Designated Depositories on Page 2

MOTION: Councilman Brink

SECOND: Councilman Morrow

Town Councilman Brink - Aye
Town Councilman Kitchen - *Excused*
Town Councilman Morrow - Aye
Town Councilman Secreto - Aye
Supervisor Quigley - Aye

CARRIED

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

Discussion on Keystone Purchasing Network Membership.

A short discussion was held on the above organization. It was noted there is no membership fee and we are under no obligation to use it. Membership is ongoing until canceled.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Motion to authorize the Building Inspector to attend the TRI County NYSBOC meeting June 24, 2015 in Central Valley, NY.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Motion to authorize the hiring of one seasonal worker, Andre Castro for the Recreation Department, starting rate 9.00 per hour beginning June 19, 2015

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

Motion to authorize the hiring of twenty five seasonal workers for the Summer Camp Program as follows:

Counselor Name	Pay Rate
Andrea Clausi (Director)	\$15.00
Dan Ballou (Ass. Director)	\$13.00
Heather Mertes (Art director)	\$10.00
Megan Neilson (Group Leader)	\$10.00
Cody Challen (Group Leader)	\$10.00
Matt Carl (Group Leader)	\$10.00
Grace Neilson	\$8.75
Marilena Attanasio	\$8.75
Brian Watchel	\$8.75
Erin Connors	\$8.75
Jenn Brocco	\$8.75
Christian Traver	\$8.75
Connor Polacco	\$8.75
Madison Derella	\$8.75
Kasey Kiersted	\$8.75
Sydney Tack	\$8.75
Shawn Marchant	\$8.75
Johnny Loughlin	\$8.75
Amanda King	\$8.75
Devan Shambo	\$8.75
Devin Boice	\$8.75
Ed Alison	\$8.75
Jara Saurers	\$8.75
Emily Miller	\$8.75
Ashley Cruise	\$8.75

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Brink	- Aye
Town Councilman Kitchen	- Aye
<i>Town Councilman Morrow</i>	- <i>Excused</i>
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Motion to authorize the hiring of one MEO, Eric Molinaro for the Highway Department, starting rate 14.29 per hour beginning June 15, 2015

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Motion to authorize the Supervisor to sign the Employment Agreement between the TOU and Chief Cruise for Period 1/1/16 -12/31/17

MOTION: Councilman Secreto

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Motion to authorize the Supervisor to sign Department Head Contracts for Period 1/1/15-12/31/17

MOTION: Councilman Morrow

SECOND: Councilman Secreto

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

OLD BUSINESS

Resolution Authorizing Adoption by the Town Board of the Town of Ulster of Local Law No. 1 of 2015 - A Local Law Providing for the Repeal of Section 39-5 of Chapter 39 of the Town Code, and the Adoption of a New Section 39-6 of Chapter 39 of the Town Code

WHEREAS, an introductory Local Law entitled "A Local Law Providing for the Repeal of Section 39-5 of Chapter 39 of the Town Code, and the Adoption of a New Section 39-6 of Chapter 39 of the Town Code" was introduced before the Town Board of the Town of Ulster on May 7, 2015, and upon notice duly published and posted, a hearing was held on June 4, 2015 at 7:15 p.m., before the Town Board,

WHEREAS, public discussion was heard at such hearing concerning the merits and environmental significant of said introductory local law, and be it

RESOLVED, that the adoption of the introductory local law entitled "A Local Law Providing for the Repeal of Section 39-5 of Chapter 39 of the Town Code, and the Adoption of a New Section 39-6 of Chapter 39 of the Town Code" is hereby determined to be a Type II SEQR action, and be it further

RESOLVED, that the Town Board of the Town of Ulster hereby adopts said Local Law No. 1 of 2015 - A Local Law Providing for the Repeal of Section 39-5 of Chapter 39 of the Town Code, and the Adoption of a New Section 39-6 of Chapter 39 of the Town Code, a copy of which is attached hereto and made a part of this resolution, and be it further

RESOLVED, that the Town Clerk be and he hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Ulster, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

TOWN OF ULSTER

Local Law No. 1 of 2015

A Local Law Providing for the Repeal of Section 39-5 of Chapter 39 of the Town Code, and the Adoption of a New Section 39-6 of Chapter 39 of the Town Code

Be it enacted by the Town Board of the Town of Ulster as follows:

Section I. Section 39-5 of Chapter 39 of the Town Code is hereby repealed.

Section II. A new Section 39-6 of Chapter 39 of the Code of the Town of Ulster is hereby enacted as follows:

Section 39-6. Hearing; determination of substantiated complaints.

Within 8 days of the issuance of a Notice of Discipline that the imposition of a disciplinary penalty is required to the Town of Ulster Police Department member, the member may submit an answer to the disciplinary charges by serving a written answer on the Town Supervisor. Within 30 days of the Town Supervisor's receipt of such written answer, the Town Board shall do one of the following: (a) Designate a member of the Town of Ulster Town Board to sit as a trier of fact to determine the charges filed against the member of the Town of Ulster Police Department; or (b) Select a hearing officer to sit as a trier of fact to determine the charge filed against the member of the Town of Ulster Police Department. Such designation shall be confirmed in writing by the Town Supervisor or designee.

Section III. Severability

If any clause, sentence, paragraph, section, article or part of this Local Law shall be adjudicated in any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article or part thereof directly involved in the controversy in which such judgment shall have been rendered, and such invalidity shall not be deemed to affect the remaining portions thereof.

Section IV. Effective Date

This Local Law shall be effective as provided by law, upon filing and acceptance by the New York State Secretary of State.

Resolution Designating Town Supervisor as Claims Manager Pursuant to GML Section 207-c

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

WHEREAS, Section 207-c of the General Municipal Law provides that any police officer of a Town in New York State who is injured in the performance of his duties or whom is taken sick as a result of the performance of his duties so as to necessitate medical or remedial treatment shall be paid by the municipality by which he is employed the full amount of his regular salary or wages until his disability arising there from has ceased and, in addition, such municipality shall be liable for all medical treatment and hospital care necessitated by reason of such injury or illness; and

WHEREAS, it is necessary that the Town of Ulster appoint a "Claims Manager" who is charged with the responsibility of administering the Town's responsibilities under Section 207-c of the General Municipal Law; now, therefore be it

RESOLVED, that the Town Supervisor is hereby designated as the Town of Ulster Claims Manager for the purpose of administering the Town's responsibilities under Section 207-c of the General Municipal Law.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Resolution Approving Conditional Site Plan Approval for Begnal Motors, Route 28, Kingston NY SBL 48.13-2-20

WHEREAS, the Town of Ulster Town Board and its Planning Board, consultant planner along with its alternative consulting engineers have reviewed an application by Begnal Realty, LLC with the consent of Wky Wong, Inc. (owner) seeking *Site Plan* approval to develop a automotive sales and service center on the subject site, which is located at 129-131 NYS Route 28; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Site Plan Narrative* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated 2/5/2015;
 - *Site Plan Application* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated 2/5/2015;
 - *Site Plan Consent Form* signed by Wky Wong Inc., dated February 4, 2015;
 - *SEQR Full EAF Part 1* by Brian Begnal, Member Begnal Realty, LLC. dated 2/5/2015;
 - *Site Photographs* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated 2/5/2015;
 - *Existing Conditions Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C., 2/5/2015;
 - *Proposed Site Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated 2/5/2015;
- and
- *Proposed Grading Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated 2/5/2015.
 - *Cover Sheet* by Brinnier & Larios (B&L), Engineering & Land Surveying, P.C. dated April 2015;

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

- *Existing Conditions Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated April 2015;
- *Demolition Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated April 2015;
- *Phase 1-3 – Site Layout* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated April 2015;
- *Phase 1-3 – Grading Plan* by Brinnier & Larios, Eng. & Land Surveying, P.C. dated April 2015;
- *Phase 1&3 – Site Utilities* by Brinnier & Larios, Eng. & Land Surveying, P.C. dated April 2015;
- *Phase 1 – Erosion & Sediment Control* by B&L, Eng. & Land Surveying, P.C. dated April 2015;
- *Site Lighting/Photometric Layout* by B&L, Engineering & Land Surveying, P.C. dated April 2015;
- *Fire Apparatus Access Plan* by B&L, Engineering & Land Surveying, P.C. dated April 2015;
- *Details prepared* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated April 2015;
- *Floor Plan prepared* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated April 2015;
- *Architectural Elevations* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated April 2015
- *Landscaping Plan prepared* by B&L, Eng. & Land Surveying, P.C. dated April 2015;
- *Vehicle Evacuation Plan prepared* by B&L, Eng. & Land Surveying, P.C. dated May 2015;
- *Site Lighting/Photometric Layout* by B&L, Engineering & Land Surveying, P.C. dated May 2015;
- and
- *Segmented Retaining Wall Profile* by B&L, Eng. & Land Surveying, P.C. dated May 2015.
- *Cover Sheet* prepared by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Demolition Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Phase 1-3 – Site Layout* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Phase 1-3 – Grading Plan* by Brinnier & Larios, Eng. & Land Surveying, P.C. dated June 2015;
- *Phase 1&2 – Site Utilities* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Phase 1-3 – Erosion & Sediment Control* by B&L, Eng. & Land Surveying, P.C. dated June 2015;
- *Site Lighting/Photometric Layout* by B&L, Engineering & Land Surveying, P.C. dated June 2015;
- *Site Landscaping Plan* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Fire Apparatus Access Plan* by B&L, Engineering & Land Surveying, P.C. dated June 2015;
- *Detail Sheet* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Wall Profile* prepared by B&L, Engineering & Land Surveying, P.C. dated June 2015;
- *Floor Plan* prepared by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015;
- *Vehicle Evacuation Plan prepared* by B&L, Eng. & Land Surveying, P.C. dated May 2015; and
- *Architectural Elevations* by Brinnier & Larios, Engineering & Land Surveying, P.C. dated June 2015.

WHEREAS, the Town of Ulster Town Board has the authority to approve the Proposed Action since more than 2,500 SF of new gross floor area is proposed with this Site Plan application; and

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

WHEREAS, the Town Board at its February 19th meeting declared its intent to be Lead Agency and circulated notice of its intent to other Involved Agencies including: Ulster County Department of Health (Approval of Water System Modifications), NYSDEC (General Permit for Construction Activities, SWPPP and SPDES Permit); Zoning Board of Appeals (Lighting Level Issue); and the NYSDOT (Site Access); and

WHEREAS, Interested Agencies included the Ulster County Planning Board and Town of Ulster Planning Board; and

WHEREAS, the Town Board received no objections to its Lead Agency status and is the Lead Agency for this Unlisted Action-Coordinated review of the Begnal Motors application; and

WHEREAS, based upon the Town of Ulster Town Board's thorough review of the SEQR Full EAF Part 1 (prepared by applicant) and Full EAF Part 2 (prepared by the Town Planner); along supporting Site Plan drawings and details; determined the Proposed Action would require the preparation of a full Stormwater Pollution Prevention Plan (SWPPP) to mitigate potentially significant adverse impacts along with compliance with all applicable regulations concerning development within a designated floodplain; and

WHEREAS, the Town of Ulster Town Board determined the Proposed Action would not have a significant effect on the environment and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, the Town Board, at its May 21, 2015 meeting issued a SEQR *Conditioned Negative Declaration* with the condition requiring the preparation and acceptance of a SWPPP for the Proposed Action and compliance with all applicable regulations concerning development within a designated floodplain; and

WHEREAS, as of the June 2015 submission, the applicant has addressed most of the completeness issues identified by the Town Board, Town Planning Board, Town Planner and alternate consulting engineers or advanced the Plan Set and supplemental documentation to the level where minor technical revisions for various agency or department approvals are anticipated.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board hereby grants Site Plan approval to Begnal Realty, LLC with the consent of Wky Wong, Inc. (owner) to develop a automotive sales and service center on the above referenced site subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with final site plan, design plans and all details as cited herein;
4. Applicant addresses all requirements of *Central Hudson Gas & Electric* for development within its easements over the subject site;
5. The applicant addresses minor technical revisions to the Site Plan set and SWPPP to address any remaining *incomplete* issues or required *technical revisions* cited by the Town's consulting planner, alternate consulting engineer; and Ulster County Health Department (as may be applicable);

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

6. Compliance with all applicable regulations concerning development within a floodplain;
7. Compliance with any requirements of the NYSDOT concerning site access;
8. *Compliance with Section 190-27 (i) (3) of the Town Code [i.e. Parking Lot Lighting Curfew].*
9. The Town's consulting planner, engineer and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
10. All fees, including consultant fees, shall be paid.

Motioned by: Brink

Seconded by: Secreto

All in Favor:

All Opposed:

James E. Quigley, III, Supervisor

 X

Eric Kitchen, Deputy Supervisor

Excused

Joel Brink, Councilmember

 X

John Morrow, Councilmember

 X

Rocco Secreto, Councilmember

 X

Before the next Resolution, Mr. Craig Tripp with the Chazen Company spoke and presented elevation drawings for the Board to review.

Resolution Approving SEQR Negative Declaration, Special Permit and Site Plan Approval for Seven Greens Apartments, Lawrenceville St., Kingston, NY SBL 48.14-2-32.112

WHEREAS, the Town of Ulster Town Board and its Planning Board, consultant planner have reviewed an application by Norwich Management, LLC (with the consent of Ulster Senior Citizen Associates (owner)) seeking *site plan amendment* and *special use permit* approval to develop 24 new residential units (8 units in one building and 16 dwelling units in another building) on the 15-acre site, which presently contains 125 low-income senior residential units with associated parking spaces and pedestrian walkways throughout the complex; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Site Plan Application* prepared by Chazen Engineering & Surveying, P.C, dated 3/16/15;
- *Written Narrative* prepared by Chazen Engineering & Surveying, P.C, dated 3/16/15;
- *Site Improvement Narrative* prepared by Chazen Engineering & Surveying, P.C, dated 3/16/15;
- *SEQRA Short EAF Part 1* prepared by Chazen Engineering & Surveying, P.C, dated 3/16/15;
- *Site Plan Consent Form sign by David Carlen, Managing Member of Owner dated 3/16/15;*
- *Map of Existing Conditions* prepared by Chazen Engineering & Surveying, P.C, dated 10/31/14;
- *Site Demolition Plans* prepared by Chazen Engineering & Surveying, P.C, dated 12-4-2014;
- *Site Layout and Landscaping Plans* by Chazen Engineering & Surveying, P.C, dated 12-4-2014;
- *Site Grading Plans* prepared by Chazen Engineering & Surveying, P.C, dated 12/4/14; and
- *Proposed Bldg. Addition Overall Layout Plan* by Chazen Eng. & Surveying, P.C, dated 12/4/14.
- *Title Sheet* prepared by Chazen Engineering & Surveying, P.C, dated 04/16/15;
- *Site Demolition Plan* prepared by Chazen Engineering & Surveying, P.C, dated 04/16/15;
- *Site Layout and Landscaping Plans* by Chazen Engineering & Surveying, P.C, 04/16/15; and

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

- *Site Grading, Drainage and Utility Plan* by Chazen Engineering & Surveying, P.C, dated 04/16/15.
- *Title Sheet* prepared by Chazen Engineering & Surveying, P.C, dated 05/07/15;
- *Site Removals Plan* prepared by Chazen Engineering & Surveying, P.C, dated 05/07/15;
- *Site Layout and Landscaping Plans* by Chazen Engineering & Surveying, P.C, 05/07/15;
- *Site Grading, Drainage and Utility Plan* by Chazen Engineering & Surveying, P.C, dated 05/07/15;
- *Site and Landscaping Details* by Chazen Engineering & Surveying, P.C, dated 05/07/15;
- *Storm Water Details prepared* by Chazen Engineering & Surveying, P.C, dated 05/07/15;
- *Sanitary Sewer Details prepared* by Chazen Engineering & Surveying, P.C, dated 05/07/15;
- *Water System Details* prepared by Chazen Engineering & Surveying, P.C, dated 05/07/15; and
- *Erosion & Sediment Control Details* by Chazen Engineering & Surveying, P.C, dated 05/07/15.
- *Project Narrative* prepared by The Chazen Companies, dated June 2 & 3, 2015;
- *Revised SEQR Short EAF* prepared by The Chazen Companies, dated 12/4/14 and revised 6/3/15;
- *Map of Existing Conditions* by Chazen Engineering & Surveying, P.C, dated 10/31/14;
- *Title Sheet* prepared by Chazen Engineering & Surveying, P.C, dated 06/03/15;
- *Site Removals Plan* prepared by Chazen Engineering & Surveying, P.C, dated 06/03/15;
- *Site Layout Plans* prepared by Chazen Engineering & Surveying, P.C, 06/03/15;
- *Site Grading, Drainage and Utility Plan* by Chazen Engineering & Surveying, P.C, dated 06/03/15;
- *Site Landscape and Lighting Plan* by Chazen Engineering & Surveying, P.C, dated 06/03/15;
- *Site and Landscape Details* by Chazen Engineering & Surveying, P.C, dated 05/19/15;
- *Storm Water Report & Details prepared* by Chazen Engineering & Surveying, P.C, dated 06/03/15;
- *Sanitary Sewer Profiles prepared* by Chazen Engineering & Surveying, P.C, dated 06/03/15;
- *Water System Details* prepared by Chazen Engineering & Surveying, P.C, dated 05/19/15; and
- *Erosion & Sediment Control Details* by Chazen Engineering & Surveying, P.C, dated 05/19/15.

WHEREAS, the Town of Ulster Town Board has the authority to approve the Site Plan Amendment since more than 2,500 SF of new gross floor area is proposed with this action; and

WHEREAS, the Town of Ulster Town Board has the authority to approve the Special Permit request for this action and as Lead Agency held the required public hearing on this matter at its April 2, 2015 meeting during which no public controversy was raised concerning the Proposed Action and subsequently closed the public hearing; and

WHEREAS, the Town of Ulster Town Board as Lead Agency for this Unlisted Action-Coordinated Review studied the SEQR Short EAF Part 1 and 2, Building Elevations and Stormwater Report along with comments of the Town Engineer, Water and Sewer Departments and found the Proposed Action would not pose any potentially significant environmental impacts based upon studies provided and the mitigation measures being employed in the design of the proposed development; and

WHEREAS, the Town Board determines the Town has complied with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law and also finds the application is complete and ready for conditional final approval.

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board hereby finds the Proposed Action would not pose any potentially significant environmental impacts and issues a SEQR Determination of Non-Significance (Negative Declaration); and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby grants Norwich Management, LLC Site Plan & Special Permit approval to construct the above referenced development on the above referenced site subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with final site plan, design plans and all details as cited herein;
4. Final approval by the Town Engineer and Sewer & Water Departments;
5. No tree clearing between April 1st to September 30th to protect Indiana bat or NLEB;
6. Submission of *building elevations for the two new buildings* on the subject site;
7. The Town's consulting planner, engineer and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
8. All fees, including consultant fees, shall be paid.

Motioned by: Morrow

Seconded by: Brink

All in Favor:

All Opposed:

James E. Quigley, III, Supervisor

 X

Eric Kitchen, Deputy Supervisor

Excused

Joel Brink, Councilmember

 X

John Morrow, Councilmember

 X

Rocco Secreto, Councilmember

 X

Resolution Approving Amended Site Plan for Durcan's Golf Center, Sawkill Road, Kingston, NY SBL 48.14-2-32.112

WHEREAS, the Town of Ulster Town Board, Planning Board and its consultant planner have reviewed an application by *John Durcan dba Durcan's Golf Center* seeking *Site Plan Amendment* approval to construct a 36' x 80' (2,880 sf) building on the existing Alapaha Golf Link and Driving Range property at 190 Sawkill Road (CR31); and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Written Narrative* prepared by John Durcan, dated 6/3/15;
- *Site Plan Application* prepared by John Durcan, dated 6/3/15;
- *SEQRA Short EAF Part 1* prepared by John Durcan, dated 6/3/15;
- *Photo of Proposed Floor Plan*; and
- *Site Plan for Durcan's Golf Center* prepared by John J. Post, Jr., dated June 2, 2015;

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

WHEREAS, the Town of Ulster Town Board retains the authority to approve this Site Plan Amendment application since the proposed modifications to the existing Site Plan involves more than 2,500 SF of new gross floor area subject to a favorable recommendation by the Town Planning Board; and

WHEREAS, the applicant provided a Site Plan for the Proposed Action, which was reviewed by the Town's planner with a recommendation to the Town of Ulster Planning Board to accept the amended Site Plan with modifications described below; and

WHEREAS, The Proposed Action did not require further referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster since the site has channelized access and sufficient parking spaces are provided on the site to accommodate the amended Site Plan and additional seating in the restaurant; and

WHEREAS, the Town of Ulster Town Board upon review of the entire record determined the Proposed Action was an *Unlisted Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law and upon review of the SEQR Short Form EAF Part 1 and Part 2 determined the Proposed Action would not have an adverse impact on the environment issued a SEQR *Negative Declaration*.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board has determined they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby grants Site Plan Amendment Approval to *John Durcan dba Durcan's Golf Center* on the above referenced site subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with site plan, design plans and all details as cited herein;
4. Submission of revised Site Plan, which includes a parking analysis table; delineates on-site parking spaces; provides for a handicap accessible parking space, sign and access to clubhouse; erosion and sediment control notes, and verification of the flood elevation;
5. Compliance with all requirements for construction within the floodplain;
6. The Town's consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
7. All fees, including consultant fees, shall be paid.

Motioned by: Secreto

Seconded by: Morrow

All in Favor:

All Opposed:

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

James E. Quigley, III, Supervisor

X

Eric Kitchen, Deputy Supervisor

Excused

Joel Brink, Councilman

X

John Morrow, Councilman

X

Rocco Secreto, Councilman

X

Motion to accept the Bids from Auctions International for the sale of two surplus Police Vehicles.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink

- Aye

Town Councilman Kitchen

- *Excused*

Town Councilman Morrow

- Aye

Town Councilman Secreto

- Aye

Supervisor Quigley

- Aye

CARRIED

Motion to cancel the July 2nd, 2015 Workshop Meeting due to the July 4th Holiday Weekend.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink

- Aye

Town Councilman Kitchen

- *Excused*

Town Councilman Morrow

- Aye

Town Councilman Secreto

- Aye

Supervisor Quigley

- Aye

CARRIED

Resolution Authorizing Attorney for the Town, Jason J. Kovacs, Esq., to Commence a Civil Action in New York State Supreme Court on behalf of the Town of Ulster against Don Mackenzie d/b/a Buck's Junk Yard

The Town Board of the Town of Ulster, duly convened in regular session, does hereby resolve as follows:

Section 1: The Town Board of the Town of Ulster hereby authorizes Jason J. Kovacs, Esq., Attorney for the Town of Ulster, to commence a civil action in New York State Supreme Court on behalf of the Town of Ulster and to appear as the attorney for the Town of Ulster, as Plaintiff, against Don Mackenzie as Defendant. In said civil action, the Town of Ulster as the Plaintiff, shall, among other things, ask the Court: (a) to enjoin and restrain the Defendant from violating,

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

inter alia, Section 101-4 of the Town Code of the Town of Ulster (hereinafter “Junk Yard Law”), and any other section(s) of the Junk Yard Law or the Town Code which are being violated with respect to premises at Tax Map Number 56.71-2-2, in the Town of Ulster, County of Ulster, State of New York, and direct that said violations be terminated and abated; (b) to permanently enjoin the alleged violations of the Junk Yard Law or the Town Code; (c) to direct the Defendant to permanently cease and desist the alleged illegal use(s) of the subject premises; (d) to direct that the Defendant comply with the Junk Yard Law or the Town Code; and (e) to permanently prohibit all other persons from using the subject premises in violation of the Junk Yard Law or the Town Code; (f) to enjoin and restrain the Defendant from creating and maintaining a public nuisance; and (g) to grant the Plaintiff, Town of Ulster, such other and further relief as to the Court may seem just and proper, together with the costs and disbursements of the action.

SECTION 2. For its services hereunder, the Attorney for the Town, Jason J. Kovacs, Esq. shall be compensated at the rate of \$150.00 per hour and shall also be reimbursed for any costs and disbursements he incurs on behalf of the Town of Ulster in connection with said action.

SECTION 3. This Resolution shall take effect immediately.

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Nay
Supervisor Quigley	- Aye

CARRIED

In reference to the above, a discussion was held regarding various matters that effect this property. Town Attorney and the Building Inspector are to get together with the owner of Buck’s in reference to cleanup and compliance, advising him of pending action.

PUBLIC COMMENT

Anna Parks, a Town resident spoke again in reference to the parking issues along City View Terrace. She asked that no cars be allowed to park on the roadside. Chief Cruise reiterated that it does not appear to be any illegal activity and they will continue to monitor the situation.

Supervisor Quigley asked Highway Superintendent Petramale to check on the cost of installing a guardrail and planting grass in that area. He is to report back on that in Mid-July.

Motion to proceed into Executive Session at 7:47 pm for the purposes of reviewing the Tax Certiorari matter between Ulster Business Complex vs. Town of Ulster

ULSTER TOWN BOARD MEETING

June 18, 2015 AT 7:00 PM

MOTION: Councilman Secreto

SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Town Board returned from Executive Session at 8:13 pm, no action recommended, no action taken.

Councilman Brink moved to adjourn the meeting at 8:13 PM
2nd by Councilman Morrow

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Excused</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Respectfully Submitted by
Linda McDonough
Ulster Town Clerk